

**SUBDIVISION REVISION**

<b>Owners and Applicants:</b> Quitter’s Ranch LLC, c/o Karen & Tim Cornish, 79 Honey Hill Road, Hinesburg, VT 05461	<b>Designer &amp; Surveyor:</b> Barnard & Gervais LLC Jason Barnard, Scott Baker & Michael Gaines L.S., P.O. Box 133, 10523 VT Route 116, Hinesburg, VT 05461
<b>Property Addresses, Tax Map Number. Area and Zoning District:</b> East side of Gilman Road between Birdie Lane & Hines Road, Lot #4, 09-01-38.000, 6.44-acres, Agricultural Zoning District.	

**BACKGROUND** – Quitter’s Ranch LLC, c/o Karen & Tim Cornish, hereafter described as the Applicant, is requesting approval to modify their building envelope on their 6.44-acre property located on the east side of Gilman Road between Birdie Lane & Hines Road in the Agricultural Zoning District. Section 7.7.1 of the Hinesburg Subdivision Regulations (HSR) requires Development Review Board (DRB) review and approval for minor changes to approved plats, such as building envelopes. This property was lot #4 of a four-lot subdivision approved by the DRB on May 2, 2023 approval. The overall survey, PL-1, and survey for lots #2, #3, and #4, PL-2, from this approval are recorded on map slides #261 and #262 respectively.

The Applicant would like to shift the building envelope to the east, which would lessen the amount of existing forested area that would be removed and eliminate a small steeper slope area that would be in the building envelope. According to the Applicant’s Designer, the overall size of the building envelope would increase slightly from 0.44-acres (19,040sf) to 0.47-acres (20,675sf). Concern about these small steeper sloped areas was discussed during the original subdivision review. The Designer provided larger scale dimensions demonstrating that in a larger scale these areas would not be deemed to have steep slopes. This demonstration was described in Findings of Fact #13 and Conclusion #3 of the 2023 subdivision approval. The shift to the east would now include two other small steeper slope areas, but without the same level of review that was provided in the original subdivision review.

To accommodate the shift in the building envelope to make sure that stormwater runoff from the impervious surfaces discharge to the proposed level spreader, the Applicant’s stormwater Engineer, Jeff Olesky, proposed extending the level spreader 20-feet to the southeast. The original and revised plan S-4 shows flow arrows along the edge of a potential residence on how stormwater runoff from such a residence would discharge to the level spreader. Without gutters, a portion of the discharge within the building envelope could miss the level spreader. Other than this, no change to the stormwater design appears to be required. A revised SW-7 plan was submitted to show revised erosion control treatment locations designed to accommodate the change in the building envelope.

There are some statewide and statewide with limitation agricultural soils on lot #4, which are not actively farmed. The proposed revision would not appear to change the effect of this development on the agricultural soils, which were not considered significant in the 2023 subdivision approval as described in Findings of Fact #12 and Conclusion #3 of that approval. Other than the concern of the steep slopes, there does not appear to be any other change to resource protection. This proposed revision would not modify the access, the ability for emergency vehicles to service the subdivision, conformance to dimensional standards per Table 1 of Section 2.4 of the Hinesburg Zoning Regulations (HZR), maintenance requirements, habitat protection, water & sewer requirements, visibility, and connection to utilities. The survey submitted for the proposed revision appears to be adequate.

The subdivision revision application was submitted on April 17, 2024 and deemed complete on April 25, 2024. This application included the application form and the following documents, which are contained in the document file (09-01-38.800) in the Hinesburg Planning & Zoning office:

- A cover letter from Scott Baker of Barnard and Gervais, LLC., dated April 17, 2024.
- A subdivision revision narrative from Scott Baker of Barnard and Gervais, LLC., dated April 17, 2024.
- An email from Scott Baker of Barnard and Gervais, LLC. from May 3, 2024 with the building envelope areas.
- A revised overall survey titled “Four Lot Subdivision Survey Plat”, by Barnard & Gervais, LLC, with project number 21389, drawing number PL-1, dated 08-31-2022, and with a revision date of 04-16-2024. This plan has a location map.
- A revised close-up survey of lots #2, #3 and #4 titled “Four Lot Subdivision Survey Plat”, by Barnard & Gervais, LLC, with project number 21389, drawing number PL-2, dated 08-31-2022, and with a revision date of 04-16-2024.
- A revised plan titled “Lot 4 Site Plan”, by Barnard & Gervais, LLC, with project number 21389, drawing number S-4, dated 08-30-2022, and with a revision date of 04-16-2024.
- A revised plan titled “Site Area #2, Proposed Stormwater Management Site Plan”, by Barnard & Gervais, LLC, with project number 21389, drawing number SW-4, and dated 04-16-2024.
- A revised plan titled “Site Area #2, EPSC & Site Stabilization Plan”, by Barnard & Gervais, LLC, with project number 21389, drawing number SW-7, and dated 05-06-2024.
- From Staff - GIS plans by Staff titled Site Map, Elevation Map and Resource Map dated April 7, 2022, the 2023 DRB final plat approval, and the S-4 and D-4 drawings from the 2023 DRB approval.

**STAFF COMMENTS**

1. The Applicant’s Designer demonstrated affectively in the original subdivision review that there were sloped areas that appeared to have slopes greater than 25%, but were only noticeable due to the small scale used in the submitted plans. There is a benefit to removing the building envelope away from area such an area to the west, but are adding two additional such areas to the east in to the proposed revised building envelope. The DRB should discuss with the Applicant the scale of these areas and whether these areas should be in the revised building envelope. Especially, the steep sloped area on the southeast portion of the proposed building envelope appears to be non-essential to the development of the property.
2. As proposed, the septic tank and pump station would be closer to the steeper slope shown on the plan. The Applicant should address the stability of this area, and ensure that the downslope side is properly stabilized to prevent shifting/settling of this critical wastewater treatment infrastructure. Neither the submitted lot 4 site plan (sheet S-4, 4/16/24) nor the previously approved lot 4 wastewater system detail (sheet D-4, 8/3/22) include any notes or design features regarding slope stabilization, specific to the septic tank and pump station locations.
3. An approval would likely include a condition that requires that the grading on lot #4 would direct all the stormwater discharge from impervious surfaces on lot #4 to the proposed level spreader.

Respectfully submitted,

Mitchel Cypes P.E.,

Hinesburg Development Review Coordinator.